

Building Site Development  
Williams County, North Dakota

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. The following tables show the degree and kind of soil limitations that affect dwellings with and without basements, small commercial buildings, local roads and streets, shallow excavations, and lawns and landscaping.

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development. Not limited indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. Slight indicates that the soil has features that are favorable for the specified use. The limitations are minor and can be easily overcome. Good performance and low maintenance can be expected. Moderate indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Severe indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification. The properties that affect the ease and amount of excavation include depth to a water table, ponding, flooding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder. The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding.

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the resistance to sloughing.

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are reaction; depth to a water table; ponding; depth to bedrock or a cemented pan; the available water capacity in the upper 40 inches; the content of salts, sodium, or calcium carbonate; and sulfidic materials. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the surface layer.

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Map symbol and soil name	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
53: Arnegard-----	Slight	Moderate: shrink-swell	Slight	Moderate: shrink-swell	Severe: low strength	Slight
92: Badland-----	Severe: slope depth to rock	Severe: slope	Severe: slope depth to rock	Severe: slope	Severe: low strength slope	Severe: excess salt slope depth to rock
100: Banks-----	Severe: cutbanks cave	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
281: Bowdle-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Slight
340: Cabba-----	Severe: depth to rock	Severe: slope	Severe: depth to rock	Severe: slope	Moderate: shrink-swell slope depth to rock	Severe: depth to rock
Badland,outcrop-----	Severe: slope depth to rock	Severe: slope	Severe: slope depth to rock	Severe: slope	Severe: low strength slope	Severe: excess salt slope depth to rock
669: Farland-----	Severe: cutbanks cave	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
674: Farnuf-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
676: Farnuf-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
Sakakawea-----	Severe: cutbanks cave	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
882: Hamerly-----	Severe: wetness	Moderate: shrink-swell wetness	Severe: wetness	Moderate: shrink-swell wetness	Severe: frost action	Moderate: wetness
Tonka-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
910: Havrelon-----	Moderate: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding low strength	Moderate: flooding
1021: Korchea-----	Moderate: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Moderate: flooding
1128: Lehr-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
1143: Lihen-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
1178: Lohler-----	Moderate: too clayey wetness	Severe: flooding shrink-swell	Severe: flooding shrink-swell	Severe: flooding shrink-swell	Severe: low strength shrink-swell	Severe: too clayey

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1249: Appam-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
1427: Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
1466: Pits, Gravel And Sand---	Severe: slope cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope small stones droughty
1664: Shambo-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: low strength shrink-swell	Slight
1710: Southam-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
1798: Tally-----	Severe: cutbanks cave	Slight	Slight	Slight	Moderate: frost action	Slight
1835: Tonka-----	Severe: ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
1854: Trembles-----	---	---	---	---	---	---
1871: Vallars, Saline-----	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: frost action	Moderate: wetness
1978: Water-----	---	---	---	---	---	---
2014: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Bowbells-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2015: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Bowbells-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2031: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2032: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight

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Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2081: Zahl-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Moderate: slope
Williams-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Moderate: slope
2130: Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
2131: Zahl-----	Severe: slope	Severe: shrink-swell slope	Severe: shrink-swell slope	Severe: shrink-swell slope	Severe: low strength	Severe: slope
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Parnell-----	Severe: excess humus ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: shrink-swell ponding	Severe: low strength shrink-swell ponding	Severe: ponding
2170: Divide-----	Severe: cutbanks cave	Slight	Moderate: wetness	Slight	Moderate: frost action	Slight
2176: Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Williams-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
2261: Schaller-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe: droughty
2270: Harriet-----	Severe: wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding low strength wetness	Severe: excess sodium wetness
Stirum-----	Severe: wetness cutbanks cave	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding	Severe: excess sodium
2338: Amor-----	Moderate: slope	Moderate: shrink-swell slope	Moderate: shrink-swell slope	Severe: slope	Severe: low strength	Moderate: area reclaim slope thin layer
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight

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Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2339: Amor-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Cabba-----	Severe: slope depth to rock	Severe: slope	Severe: slope depth to rock	Severe: slope	Severe: slope	Severe: slope depth to rock
2340: Arnegard-----	Slight	Moderate: shrink-swell	Slight	Moderate: shrink-swell	Severe: low strength	Slight
Shambo-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Moderate: low strength shrink-swell	Slight
2341: Brandenburg-----	Severe: large stones	Severe: large stones	Severe: large stones	Severe: large stones slope	Severe: large stones	Severe: small stones droughty
2342: Cabba-----	Severe: slope depth to rock	Severe: slope	Severe: slope depth to rock	Severe: slope	Severe: slope	Severe: slope depth to rock
Amor-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
2343: Cherry-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2344: Cherry-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2345: Daglum-----	Moderate: too clayey	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: excess sodium
Rhoades-----	Moderate: too clayey	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: excess sodium
2346: Dooley-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2347: Bearden-----	Severe: wetness	Moderate: shrink-swell wetness	Severe: shrink-swell wetness	Moderate: shrink-swell wetness	Severe: frost action low strength	Moderate: wetness
2348: Channel-----	---	---	---	---	---	---
Korchea-----	Moderate: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding	Moderate: flooding
Divide-----	Severe: cutbanks cave	Slight	Moderate: wetness	Slight	Moderate: frost action	Slight

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2349: Lawther-----	Severe: cutbanks cave	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: too clayey
2350: Lehr-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Moderate: droughty
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2351: Lehr-----	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Slight	Moderate: droughty
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2352: Blanchard-----	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: slope droughty
Lihen-----	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: slope droughty
2353: Livona-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2354: Livona-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
Zahl-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2355: Mondamin-----	Moderate: too clayey	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Moderate: droughty
2356: Niobell-----	Moderate: wetness	Moderate: shrink-swell	Moderate: shrink-swell wetness	Moderate: shrink-swell	Moderate: frost action low strength shrink-swell	Severe: excess sodium
Williams-----	Slight	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell slope	Severe: low strength	Slight
2357: Savage-----	Moderate: too clayey	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Slight
Grail-----	Moderate: too clayey	Moderate: shrink-swell	Moderate: shrink-swell	Moderate: shrink-swell	Severe: low strength	Slight
2358: Tally-----	Severe: cutbanks cave	Slight	Slight	Slight	Moderate: frost action	Slight
2359: Vebar-----	Severe: slope cutbanks cave	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope

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Flasher-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: area reclaim slope thin layer
Zahl-----	Severe: slope	Severe: slope	Severe: slope	Severe: slope	Severe: low strength slope	Severe: slope
2360: Vebar-----	Severe: cutbanks cave	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Moderate: area reclaim slope thin layer
Flasher-----	Moderate: slope	Moderate: slope	Moderate: slope	Severe: slope	Moderate: slope	Severe: area reclaim thin layer
Tally-----	Severe: cutbanks cave	Slight	Slight	Moderate: slope	Moderate: frost action	Slight
2361: Wabek-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe
2362: Wabek-----	Severe: cutbanks cave	Slight	Slight	Slight	Slight	Severe
2363: Wildrose-----	Severe: cutbanks cave	Severe: shrink-swell	Severe: shrink-swell	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: too clayey
2364: Mckeen-----	Severe: wetness cutbanks cave	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding wetness	Severe: flooding frost action wetness	Severe: wetness
2365: Lohler, Moderately Saline-----	Moderate: flooding too clayey wetness	Severe: flooding shrink-swell	Severe: flooding shrink-swell	Severe: flooding shrink-swell	Severe: flooding low strength shrink-swell	Severe: too clayey
2366: Scorio-----	Severe: cutbanks cave	Severe: shrink-swell	Moderate: wetness	Severe: shrink-swell	Severe: low strength shrink-swell	Severe: too clayey
2367: Scorio, Saline-----	Severe: cutbanks cave	Severe: flooding shrink-swell	Severe: flooding	Severe: flooding shrink-swell	Severe: flooding low strength shrink-swell	Severe: excess salt too clayey

